

TOWN OF ARLINGTON
MINUTES OF MEETING OF THE PERMANENT
TOWN BUILDING COMMITTEE

TUESDAY, AUGUST 19, 2014, AT 7:30 PM

Location: Town Hall Annex, 2nd Floor

Present: John Cole, PTBC – Chair
John Maher – PTBC
Bill Hayner – PTBC
Mark Miano - PTBC
Allen Reedy – PTBC
Andrew Flanagan – Deputy Town Manager

Guests: Doug Heim – Town Counsel
Burt Barachowitz – Clerk, PMA
Jeff Shaw – D&S

Absent: Suzanne Robinson -- PTBC
Adam Chapdelaine – Town Manager
Michael Boujoulian - PTBC

Chairman Cole called the meeting to order at 7:30 pm.

CENTRAL FIRE STATION

D&S and PMA updated the Committee on the construction progress. In general, most of the work has been in the basement, removing concrete slabs and in the first floor installing electrical. PMA noted that Sprint has relocated their conduit in the basement, which allows the contractor to construct the elevator shaft.

During the removal of the existing basement floor slab the contractor exposed soils below the slab that contained voids and larger stones and boney material. The structural engineer was brought on site to review the materials and suggested that the Town retain a geotechnical engineer to review the removal and suggest replacement of augmentation. D&S received proposals from Geotechnical engineers and with John Cole's acceptance, hired McPhail to provide a limited scope of services for a maximum of \$3,500. Concurrently PMA retained Vertex to test the soils for the presence of hazardous materials, the findings are expected tomorrow. McPhail has been on site twice to review the soils, the most recent time while the contractor had an excavator to expose the native soils, about 1.5 feet below the garage floor. The level of native soil indicates that the foundation design likely does not need to change. However, McPhail did confirm that the boney material between the catch basins will need to be removed. If the material is above the reporting limit for hazardous materials, it will be removed at a much higher cost than if it is considered "like site" materials. However the total amount of soils is probably less than one truck load.

D&S reviewed the change order log. There are four change orders pending and the work pertaining to the change orders has previously been discussed by the Committee. D&S noted that change order #2 requires more information from the contractor regarding the equipment used for the work. PTBC took no exception to change order #3, which is a \$0 change recommended by the design team. PTBC gave consent to the strategy proposed by D&S and PMA to pursue change orders #4 and #5.

D&S reviewed the request for proposal log and possible changes. Five RFPs remain outstanding waiting for the contractor to submit a price proposal: relocation of trench drains, Lead T-caps, masonry water repellent, basement wall replacement, basement oil tank and floor/ceiling modifications. Future charges for the soil removal at the basement are anticipated as discussed above.

D&S stated that more LEED paperwork for Construction Waste Management has been coming in from the contractor, but not all of it has been received.

PTBC received Application #1 with the corrected cover page.

D&S reviewed the updated project budget which reflects Change Order #1 and the additional abatement monitoring. D&S noted that the Geotechnical work and the additional abatement work will need to be added when the invoices are received. No comments or questions were raised.

The PTBC on a motion from John Maher, seconded by Alan Reedy, unanimously approved a bill for Donham and Sweeney in the amount of \$18,908. An additional bill from Vertex for asbestos removal monitoring in the amount of \$1,410 was similarly approved unanimously.

PTBC decided that their next meeting would be held at the Central Fire Station at 7:30 pm with a tour of the site commencing prior to the meeting at 7 pm on Tuesday, September 2, 2014.

COMMUNITY SAFETY BUILDING

Deputy Town Manager, Andrew Flanagan reported that the Comptroller had objected to a transfer from the Central Fire Station appropriation to the Community Safety Building appropriation and being potentially in violation of Section 20 of MGL c. 44. He is exploring other sources of funding. On a motion by John Maher, seconded by Bill Hayner, Invoices No. 2398 and No. 2399 in the amount of \$21,640.29 for Phase 2 and \$37,961.20 for Phase 3, respectively, were unanimously voted by the Committee **subject to the availability of a funding source**. John Maher indicated a very strong concern about the amount of architect's fees being paid for the project. He indicated that it was not that the amounts of the fees were not appropriately earned, but that given the severity of the financial constraints on the project, the architect should be asked to reduce its fees in consideration of the large amounts which already have been paid by the Town to the architect.

Whereupon, a motion was made by John Maher to go into Executive Session in regard to potential litigation regarding the Community Safety Building since the discussion of which in

Open Session would have a detrimental effect on the Town's litigation position and that the Committee would only convene in Open Session thereafter for the purpose of adjourning. The motion was seconded by Bill Hayner and each member of the Committee was polled and voted in favor.

After the PTBC reconvened in Open Session a motion was made by Maher, seconded by Flanagan, to adjourn, and it was voted unanimously at 9:30 pm.

Respectfully submitted,

John F. Maher, Clerk Pro Tem